

MC 2/27/12 9:39:44
DK W BK 675 PG 592
BC DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Sean A. Southern Bar# 103043

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 120, Section B, Parcel 4, Central Park Neighborhood, PUD, Sec. 29, T1S, R7W, Plat Book 68, Page 19, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Sean A. Southern
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Federal Home Loan Mortgage Corporation c/o
Wells Fargo Bank, NA smb to Wells Fargo Home Mortgage, Inc.
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 22nd day of January, 2003 and acknowledged on the 22nd day of January, 2003, Kent V. Smith joined herein by Nicole M. Campbell Smith, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Home Mortgage, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1647 at Page 290; and

WHEREAS, on the 26th day of October, 2011 the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3359 at Page 738; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Sean A. Southern, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated January 12, 2012 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in Desoto Times for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 14th day of February, 2012, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Sean A. Southern, Substitute Trustee, did on the 14th day of February, 2012, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 120, Section B, Parcel 4, Central Park Neighborhood, PUD, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 68, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA smb to Wells Fargo Home Mortgage, Inc. was the highest bidder and best bidder, therefore, for the sum of \$115,200.00 and the same was then and there struck off to Wells Fargo Bank, NA smb to Wells Fargo Home Mortgage, Inc. and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wells Fargo Bank, NA smb to Wells Fargo Home Mortgage, Inc., has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA smb to Wells Fargo Home Mortgage, Inc., as the highest and best bidder to Federal Home Loan Mortgage Corporation, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal Home Loan Mortgage Corporation the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee.

COC/F11-1577

WITNESS MY SIGNATURE, this the 22 day of February, 2012.

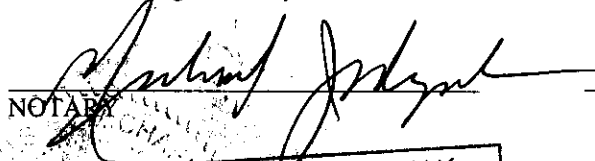


Sean A. Southern, Substitute Trustee

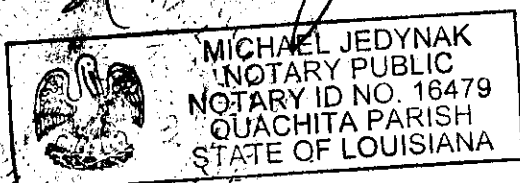
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 22 day of February, 2012, the within named Sean A. Southern, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



F11-1577

MORRIS & ASSOCIATES**Attorneys at Law**

Phone: 318.330.9020 Facsimile: 318.340.7600

2309 Oliver Road, Monroe, LA 71201

Admitted in MS* / Admitted in LA and MS**

John C. Morris, III**

Emily K. Courteau**

Michael Jedynak**

Sean Southern*

John C. Morris, IV**

FedEx # 7931 3098 0265

INTERNAL REVENUE SERVICE

1555 Poydras St., Ste. 220

Stop: 65

New Orleans, LA 70112

Internal Revenue Service
SBSE-Technical Services
Gulf States - Advisory

JAN 19 2012

Technical Territory Area 3 Cell
New Orleans, LA

Dear Sir or Madam:

Re: FEDERAL TAX LIEN

- A. The Internal Revenue District, which originated the Notice of Federal Tax Lien, is Small Business/Self Employed Area #5.
- B. The name of the taxpayer shown on the Notice is: Kent V. Smith.
- C. The serial number or identification number shown on the Notice is 615010410, the Notice was filed on 1/20/2010, recorded in the office of the Chancery Clerk DeSoto County, Mississippi, at Federal Tax lien DK F Book 16 at Page 472; and is in the amount of \$ 7869.79.
- D. The residence shown on the Notice is 1921 Winners Circle Cv, Southaven, MS 38671
- E. The Date of the Notice is: 1/11/2010
- F. The description of the property is: SEE ATTACHED EXHIBIT "A".
- G. The property is scheduled to sell for cash to the highest and best bidder on the 14th day of February, 2012, between the hours of 11:00 a.m. and 4:00 p.m. at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse, Hernando, Mississippi. (A copy of the Notice of Sale is attached hereto as Exhibit "B").
- H. The present and outstanding balances of the loan including fees and cost are itemized as follows:

Principal Balance:	\$ 116,753.75
Total Fees and Costs:	\$ 825.04
TOTAL	\$ 117,578.79

You are hereby notified that my client Wells Fargo Home Mortgage, Inc. is the holder and owner of the following described Deed of Trust affecting the above described property, to-wit:

SEE ATTACHED EXHIBIT "A".

Deed of Trust from Kent V. Smith joined herein by Nicole M. Campbell Smith to William H. Glover, Jr., Trustee, dated the 22nd day of January, 2003 and recorded in Book 1647 at Page 290 in records and Mortgages and Deeds of Trust of DeSoto County, Mississippi.

This notice is served on you in accordance with the terms of the Federal Tax Lien Act of 1966, as amended, not less than twenty-five (25) days prior to the sale date of the property aforesaid.

We are sending a duplicate copy of this notice, and request that you please acknowledge and return a stamped copy to our office in the enclosed, postage paid, self-addressed envelope.

Sincerely yours,


Morris & Associates

COC/F11-1577

3592		Department of the Treasury - Internal Revenue Service			
Form 668 (YX-c) (Rev. February 2004)		Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA 95 Lien Unit Phone: (800) 913-6050		Serial Number 615010419	For Optional Use by Recording Office		
<p>As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer KENT V SMITH					
Residence 1921 WINNERS CIRCLE CV SOUTHAVEN, MS 38671					
<p>IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refuted by the data given in column (e), this notice shall, on the day following such data, operate as a certificate of release as defined in IRC 6326(a).</p>					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refuting (e)	Unpaid Balance of Assessment (f)
1040	12/31/2008	XXX-XX-1173	06/22/2009	07/22/2019	7869.79
Place of Filing CHANCERY CLERK, 2535 HWY. 51 SOUTH DEBOTO COUNTY HERMANDO, MS 38632					Total \$ 7869.79
This notice was prepared and signed at NASHVILLE, TN , on this					
the 11th day of JANUARY , 2010 .					
Signature <i>R. A. Mitchell</i>		TUG ACS (800) 829-3903		25-00-0008	
for THERESA HARLEY					
<p>(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. RUL. 71-456, 1971-2 C.B. 406)</p>					
Part 1 - kept by Recording Office			Form 668(TX-c) (Rev. 2-2004) CAT. NO 80028X		

1/20/10 10:32:42
OK F BK 16 PG 472
DEBOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Exhibit "A"

Lot 120, Section B, Parcel 4, Central Park Neighborhood, PUD, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 68, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 14th day of February, 2012, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

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I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 12th day of January, 2012.



Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020

COC/F11-1577

PUBLISH: 1.24.12/1.31.12/ 2.7.12

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

DIANE SMITH personally appeared before me the undersigned in and for said County and State and states on oath that she is the Clerk of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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WITNESS MY SIGNATURE, this 12th day of January, 2012.

Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
COC/F11-1577

PUBLISH: 1.24.12/1.31.12/
2.7.12

Volume No. 117 on the 24 day of Jan., 2012

Volume No. 117 on the 31 day of Jan., 2012

Volume No. 117 on the 7 day of Feb., 2012

Volume No. _____ on the _____ day of _____, 2012

Volume No. _____ on the _____ day of _____, 2012

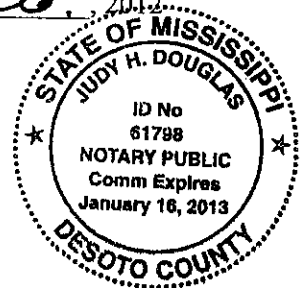
Volume No. _____ on the _____ day of _____, 2012

BY: Diane Smith

Sworn to and subscribed before me, this 7 day of Feb., 2012.

BY: Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 323 words @ .12 \$ 38.76

B. 2 subsequent insertions of 646 words @ .10 \$ 64.60

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 106.36

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229